

COUNTY OF SAN DIEGO

DEPARTMENT OF PLANNING AND LAND USE

ZONING ORDINANCE SUMMARY

OR

"HOW TO READ THE ZONE BOX"

PURPOSE OF THIS BROCHURE

This brochure is intended to summarize the regulations of the Zoning Ordinance which are specified by the "zone box". It is only a general summary. Space does not permit mention of exceptions or provisions of the Zoning Ordinance which may be either more or less restrictive as applied to particular property.

WHERE TO GET MORE INFORMATION

Contact the Zoning Information Counter at the Department of Planning and Land Use. The telephone numbers and addresses of branch offices are listed below. Copies of The Zoning Ordinance may be purchased at the following offices for \$12.00 (including sales tax).

DEPARTMENT OF PLANNING BRANCH OFFICES

San Diego

9150 Chesapeake Drive
San Diego, CA 92123

El Cajon

200-L East Main Street
El Cajon, CA 92020

Vista

325 South Melrose Drive
Vista, CA 92083

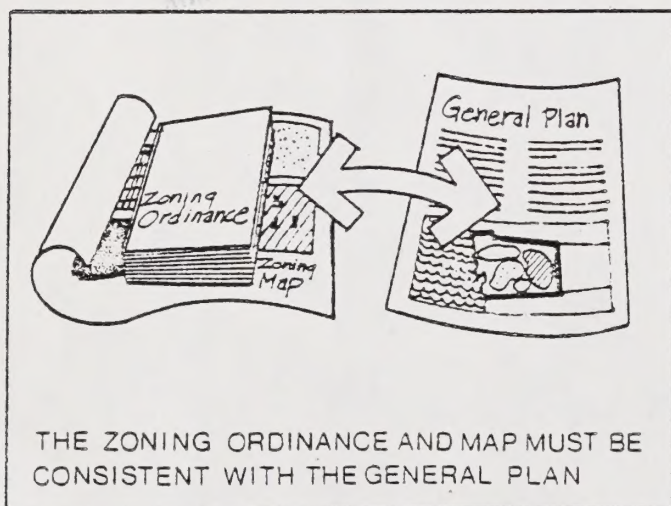
WHAT IS ZONING?

The Zoning Ordinance is adopted by the Board of Supervisors to regulate land uses in the unincorporated (non-city) portions of the County of San Diego. The unincorporated area is divided into zones according to the present and potential uses of the land. A business that may be out of place in a single-family neighborhood may fit comfortably amidst heavy industries. By zoning land, citizens insure that new growth and development will take place according to an orderly plan and is related to the capacity of public facilities such as schools, sewers, parks and roads. Zoning can also protect sensitive natural resources. By zoning, citizens are seeking to protect the overall public welfare.

To fulfill the requirements of state law, the county has prepared a general plan. The plan is an outline for the future. To be effective and to conform to state law, the zoning ordinance and zoning map must be consistent with the general plan, because they are primary methods for achieving the objectives of the plan. The Zoning Ordinance is not the only land use regulation which may be applicable to property. Others are listed in the back of this brochure.

As an example, the zone commonly used for single family dwellings on 6,000 square foot lots is shown:

USE REGULATIONS		R-S-7
NEIGHBORHOOD REGULATIONS		Q
DEVELOPMENT REGULATIONS	Density	7-26
	Lot Size	6000
	Building Type	C
	Max Floor Area	-
	Floor Area Ratio	-
	Height	G
	Coverage	-
	Setback	J
	Open Space	-
SPECIAL AREA REGULATIONS		-



The Zoning Ordinance also utilizes a use classification system. Rather than attempt to list every possible land use activity that could take place in the County, uses are grouped into six major categories: residential, civic, commercial, industrial agricultural, and extractive. These major categories are further broken down into subcategories (use types) that have similar characteristics.

An example of a use type is "Food and Beverage Retail Sales." Some of the uses included in this use type are:

Retail Bakeries	Donut Shops
Butcher Shops	Grocery Stores
Delicatessens	Fish Markets
Health Food Stores	

With this system, there is no need to list every kind of retail food sales establishment in the ordinance. If a new type of food sales business is created, no amendment of the ordinance is necessary; it would simply be classed along with others in this use type.

HOW IS THE ORDINANCE ORGANIZED?

The ordinance differs from most zoning ordinances in certain key respects. Many zoning ordinances utilize zones such as R-1, A-3, etc., which specify not only the uses permitted, but also lot size, density, heights, building types, animal regulations, and other requirements. The Zoning Ordinance of the County of San Diego separates each of these subjects and governs each with an individual designator.

A "zone" is the combination of the Use Regulation and the other regulations, i.e., the entire zone "box." The Use Regulation is not the zone, but specifies the permitted uses. Other requirements are indicated by the designator for that subject. (A dash "-" indicates that a particular designator is not used.) Because a zone is the combination of all designators, a change in any one requires a reclassification ordinance adopted by the Board of Supervisors after a hearing by the Planning Commission.

READING THE ZONE "BOX"

USE REGULATIONS

The Use Regulations comprise the first of four elements that make up a complete zoning classification. The Use Regulations appear in the designation of every zone in the County. It is represented by letters and numbers, such as, R-C, M-50, or A-72. The five basic types of Use Regulations are residential - R, commercial - C, manufacturing and industrial - M, agricultural - A, and special purpose - S. Each basic type has several variations, for example, agriculture can be A-70, or A-72. Part Two of the Zoning Ordinance (beginning on page II-1 at Section 2000) describes each type of Use Regulation, what uses are permitted in it, and what kinds of uses require a permit. Those regulations are summarized on page 3 of this brochure.

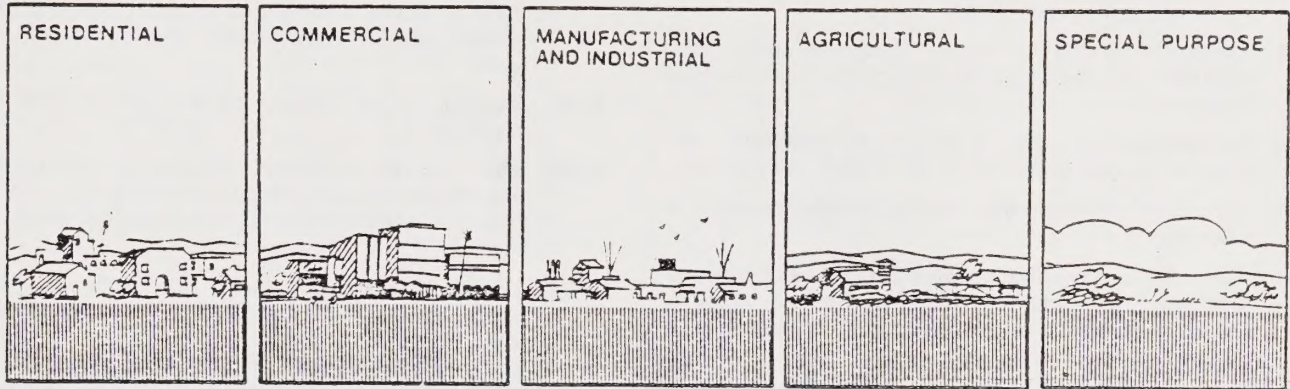
USE REGULATIONS

(Zoning Ordinance Section 2000, Page II-I)

- | | |
|--|--|
| R-S# Residential-Single Family. Family Residential uses in single-family dwellings. | C-42 Commercial Recreation. Intended for recreation oriented commercial activities such as resorts, campgrounds, spectator, and participant sports and recreation, and limited retail sales. Use permits required for some uses. |
| R-D# Residential-Duplex. Family Residential uses, with duplexes permitted. | C-44 Freeway Commercial. Intended for small commercial areas to serve traveling public at freeway interchanges. Allows gasoline sales, motels, restaurants, and similar uses. |
| R-M# Residential-Multiple. Family Residential uses, with multiple dwellings permitted. | C-46 Medical Center. Allows medical services and related facilities. |
| R-V# Residential-Variable. Family Residential uses, with building type varying according to the building type designator. | M-50 Basic Industrial. Allows virtually all processing and manufacturing uses. Permits only limited commercial uses. Virtually all uses must be enclosed within buildings. |
| R-U# Residential-Urban. Family or Group Residential uses. Building type as permitted by building type designator. | M-52 Limited Industrial. Allows wide range of industrial uses, and commercial uses frequently associated with industrial operations; such as wholesaling, auto and truck repair, and administrative and professional offices. Virtually all uses must be conducted within buildings except when outdoor uses are allowed by Use Permit. |
| R-MH# Residential - Mobilehome. Family Residential use in a mobilehome. | M-54 General Impact Industrial. Allows unenclosed commercial and industrial operations having potential nuisance characteristics such as scrap operations, auto wrecking, construction sales, and services. |
| R-R# Rural Residential. Family Residential uses permitted with Group residential, farm employees housing, limited packing and processing, and other uses allowed by Use Permit. | M-58 High - Impact Industrial. Same as M - 54, but allows petroleum refining, and manufacture of explosives and radioactive materials by Major Use Permit. |
| R-RO Residential-Recreation Oriented. Residential uses permitted with certain recreation uses allowed by Use Permit. | A-70 Limited Agriculture. Intended for crop agriculture. Number of animals allowed are specified by Neighborhood Regulations. |
| R-C Residential-Commercial. Intended for mixed residential-commercial areas where residential uses predominate, and limited commercial, office and sales uses are allowed by Use Permit. | A-72 General Agriculture. Intended for crop or animal agriculture. Number of animals allowed are specified by Neighborhood Regulations. |
| C-30 Office-Professional. Allows administrative and professional offices and other limited commercial uses. | S-80 Open Space. Intended for recreation areas, or areas with severe environmental constraints. |
| C-31 Residential-Office Professional. Same as C-30, but also allows Family or Group Residential uses. | S-82 Extractive Use. Intended for mining and borrow pits. |
| C-32 Convenience Commercial. Intended for retail commercial uses conducted inside buildings of limited size to serve immediate need of surrounding residential areas. Residences may be permitted as secondary uses of commercial buildings. | S-86 Parking. Allows vehicle parking. |
| C-34 General Commercial-Residential. Intended for mixed commercial-residential developments. General retail and residential uses permitted. Uses generally required to be enclosed within buildings. Outdoor uses may be allowed by Use Permit. | S-87 Limited Control. Limited control was applied to that land which was unzoned as of 12-1-69. Will be converted to more appropriate zoning through implementation of long range planning program. Present permitted uses are similar to A-72. Any other use by Major Use Permit. |
| C-35 General Commercial/Limited Residential. Intended for mixed commercial - residential developments. General retail uses permitted. Uses generally required to be enclosed within buildings. Residential uses and outdoor uses may be allowed by Use Permit. | S-88 Specific Plan. Allows limited uses, and after adoption of specific plan, any use allowed by the specific plan. |
| C-36 General Commercial. General retail sales and services permitted if conducted within buildings. Outdoor uses may be allowed by Use Permit. Residences may be permitted as secondary uses. | S-90 Holding Area. Used to prevent premature urban or non-urban development until more precise zoning regulations are prepared. Changes to other regulations will be dependent upon the availability of services, or adoption of contemplated planning proposals. Permitted uses are similar to A-70 Use Regulations. Any temporary use allowed by Major Use Permit. |
| C-37 Heavy Commercial. Same as C-36, except enclosure of uses not required, and additional wholesaling and other uses permitted. Industrial uses conforming to commercial performance standards are permitted. Residences may be permitted as secondary uses. | S-92 General Rural Use. Intended for rural areas and areas unsuited for intensive development. Allows family residential and agricultural uses. Certain other uses allowed by permit. |
| C-38 Service Commercial. Allows general commercial, wholesaling and service uses. Industrial uses conforming to commercial performance standards permitted. Residences may be permitted as secondary uses of commercial buildings. | S-94 Transportation & Utility Corridor. Used for certain railroad, highway, power line, and other utility corridors. |
| C-40 Rural Commercial. Similar to C-38, except that certain additional rural-oriented uses (e.g., animal auctioning) are allowed. | |

Where this symbol occurs, a number indicates the approximate density of development.

USE REGULATIONS SPECIFY WHAT KIND OF USE MAY BE DEVELOPED



NEIGHBORHOOD REGULATIONS

(Section 3110, Page III-3)

The Neighborhood Regulations comprise the second of the four parts of a zoning classification. These regulations allow selected zoning controls to be tailored to the individual needs of different communities and neighborhoods within the guidelines of the general plan. Presently the Neighborhood Regulations apply only to keeping animals. Other community character issues can be added in the future.

ANIMAL SCHEDULE

(Part of Section 3110)

ANIMAL USE TYPE	Restrictions and Density Ranges	DESIGNATOR																			
		A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T
ANIMAL SALES AND SERVICES (see note 4) HORSE STABLES																					
	(a) Boarding or breeding Stable																				
	Permitted																				
	Major Use Permit Req.																				
ANIMAL SALES AND SERVICES (see note 1) KENNELS																					
	(b) Public Stable																				
	Permitted																				
	Major Use Permit Req.																				
ANIMAL RAISING																					
	(a) Animal Raising Projects (see Section 3115)																				
	Permitted																				
	1/2 Acre Plus																				
ANIMAL RAISING																					
	(b) Small Animal Raising																				
	Permitted																				
	1/2 Acre Plus																				
ANIMAL RAISING																					
	(c) Large Animal Raising (other than horse-keeping)																				
	Permitted																				
	1/2 Acre Plus																				

ANIMAL USE TYPE	Restrictions and Density Ranges	DESIGNATOR																			
		A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T
ANIMAL RAISING																					
	(c) Large Animal Raising (other than horse-keeping)																				
	2 Animals																				
	4 Acres Plus																				
ANIMAL RAISING																					
	(d) Horsekeeping (other than Animal Sales & Services: Horse Stables)																				
	Permitted																				
	2 Horses Plus 1 per 1/2 Acre Over 1 Acre																				
ANIMAL RAISING																					
	(e) Specialty Animal Raising (Bee, see Title 6 Div 2, Chao 9 County Code)																				
	Permitted																				
	Minor Use Permit Req.																				
ANIMAL RAISING																					
	(f) Specialty Animal Raising: Wild or Undomesticated (see note 3)																				
	Permitted																				
	Minor Use Permit Req.																				
ANIMAL RAISING																					
	(g) Specialty Animal Raising: Other (excluding birds)																				
	25 Maximum																				
	25 Plus By Min Use Permit																				
ANIMAL RAISING																					
	(h) Specialty Animal Raising: Birds																				
	Permitted																				
	100 Maximum																				
ANIMAL RAISING																					
	(i) Specialty Animal Raising: Racing Pigeons																				
	Permitted																				
	100 Maximum																				
ANIMAL ENCLOSURE SETBACKS (see Sec 3112)																					
	Most Restrictive																				
	Moderate																				
	Least Restrictive																				

NOTES:

- Dogs and cats not constituting a kennel are accessory uses subject to the Accessory Use Regulations commencing at Section 6150.
- Grazing of horses, bovine animals and sheep permitted provided no buildings, structure, pen or corral shall be designed or used for the housing or concentrated feeding of animals, and the number of such animals shall not exceed 1 animal per 1/2 acre of land.
- One wild or undomesticated animal, for which a wild animal permit is required and has been issued pursuant to Section 62.581 of the County Code, is an accessory use subject to the Accessory Use Regulations commencing at Section 6150, and is not subject to the Animal Schedule.
- The Animal Schedule does not apply to small animals, specialty animals, dogs, or cats which are kept for sale in zones where the Retail Sales General use type is permitted provided that all activities are conducted entirely within an enclosed building, the building is completely soundproof, there are no outside runs or cages, no boarding of animals, no outside trash containers, and no offensive odors.

(Added by Ord No. 5786 (N.S.) adopted 6-4-80, Effective 7-4-80)
(Amended by Ord No. 5508 (N.S.) adopted 5-16-79, Effective 6-15-79)
(Designator "X" added by Ord No. 5786 (N.S.) adopted 6-4-80, Effective 7-4-80)

DEVELOPMENT REGULATIONS

(Section 4000, Page IV-1)

Although the Use Regulations specify what kind of use may be developed on the land, the Development Regulations specify how development may take place. For each zone the Development Regulations outline maximum density, minimum lot size, permitted building type and maximum floor area of an individual building, maximum floor-area ratio, maximum building height, maximum lot coverage, minimum setback, and minimum usable open space. There are nine development designators. The meaning of each letter or number is described below.

DENSITY (Section 4100, Page IV-5)

Number indicates dwelling units per acre.

LOT SIZE (Section 4200, Page IV-7)

Number indicates lot area in square feet, unless acres are specified.

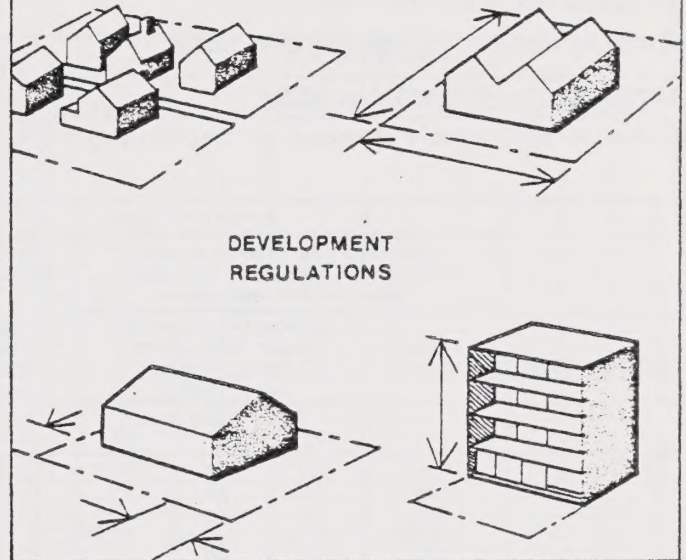
BUILDING TYPE (Section 4300, Page IV-11)

Letter indicates Building Designator on the following chart:

SCHEDULE A - Building Type Schedule

	PERMITTED BUILDING TYPES									
	RESIDENTIAL					TYPED RESIDENTIAL NONRESIDENTIAL		NONRESIDENTIAL		
	Single Detached (100)	Single Detached (150)	Single Detached (200)	Single Detached (250)	Single Detached (300)	Single Detached (350)	Single Detached (400)	Single Detached (450)	Single Detached (500)	Single Detached (550)
A	•	•	•	•	•	•	•	•	•	•
B	•	•	•	•	•	•	•	•	•	•
C	•	•	•	•	•	•	•	•	•	•
D	•	•	•	•	•	•	•	•	•	•
E	•	•	•	•	•	•	•	•	•	•
F	•	•	•	•	•	•	•	•	•	•
G	•	•	•	•	•	•	•	•	•	•
H	•	•	•	•	•	•	•	•	•	•
I	•	•	•	•	•	•	•	•	•	•
J	•	•	•	•	•	•	•	•	•	•
K	•	•	•	•	•	•	•	•	•	•
L	•	•	•	•	•	•	•	•	•	•
M	•	•	•	•	•	•	•	•	•	•
N	•	•	•	•	•	•	•	•	•	•
O	•	•	•	•	•	•	•	•	•	•
P	•	•	•	•	•	•	•	•	•	•
Q	•	•	•	•	•	•	•	•	•	•
R	•	•	•	•	•	•	•	•	•	•
S	•	•	•	•	•	•	•	•	•	•
T	•	•	•	•	•	•	•	•	•	•
U	•	•	•	•	•	•	•	•	•	•
V	•	•	•	•	•	•	•	•	•	•
W	•	•	•	•	•	•	•	•	•	•
X	•	•	•	•	•	•	•	•	•	•
Y	•	•	•	•	•	•	•	•	•	•

DEVELOPMENT REGULATIONS SPECIFY HOW DEVELOPMENT MAY TAKE PLACE



MAXIMUM FLOOR AREA (Section 4400, Page IV-13)

Number indicates maximum floor area expressed in thousands of square feet, e.g., "10" indicated 10,000 square feet, and "2.5" indicates 2,500 square feet.

FLOOR AREA RATIO (Section 4500, Page IV-14)

Number is ratio of total floor area to area of lot.

HEIGHTS (Section 4600, Page IV-15)

Letter indicates height permitted as shown on the following chart:

DESIGNATOR	HEIGHT SCHEDULE	
	MAXIMUM HEIGHT (feet)	MAXIMUM NUMBER OF STORIES
A	15	1
B	20	2
C	25	2
D	25	3
E	30	2
F	30	3
G	35	2
H	35	3
I	35	4
J	40	3
K	40	4
L	45	4
M	45	(a)
N	50	(a)
O	55	(a)
P	60	4
Q	60	(a)
R	(b)	(a)

NOTES

- Any number of stories is permitted, provided all building code requirements and floor-area ratio limitations are met.
- Greater than 60 feet. Any height in excess of 60 feet requires a major use permit.

(Building Type schedule does not apply to Civic Use Types, Accessory Structures, certain Temporary Structures or uses for which a use permit is granted.)

LOT COVERAGE (Section 4700, Page IV-19)

The maximum area of a building site which may be covered by buildings is indicated by either of the following numbers:

- (a) A decimal fraction specifies the maximum lot coverage as a fraction of the total building site.
- (b) A whole number specifies the maximum coverage in square feet.

If both are specified, the most restrictive applies.

SETBACKS (Section 4800, Page IV-20)

Letter indicates setbacks as shown on the following chart:

DESIGNATOR	FRONT YARD (a)				Abutting Private Thoroughfare (d) (setback measured from edge of thoroughfare)	SIDE YARDS (b)		REAR YARD (setback measured from lot line [e])
	Abutting public street or private thoroughfare not subject to Note d. (Measured from centerline)					Interior (setback measured from lot line)	Exterior(s) (setback measured from centerline)	
	Standard Setback	Setbacks for Certain Major Subdivisions Recorded after Jan 1, 1966 (c)						
		Street Width (feet)						
		50	52	56				
A	100	100	100	100	70	15	35	50
B	60	60	60	60	30	15	35	50
C	60	60	60	60	30	15	35	25
D	60(f)	60(f)	60(f)	60(f)	30	15(g)	35	25
E	60	60	60	60	60	0(h)	35 (i)	15
F	60	60	60	60	60	(j)	35	25
G	50	45	46	48	20	10	35	40
H	50	45	46	48	20	10	35	25
I	50	45	46	48	20	7½	35	25
J	50	45	46	48	20	5	35	25
K	50	45	46	48	20	5(k)	35	25
L	50	45	46	48	20	5(l)	35	25
M	50	50	50	50	50	5(l)	35	25
N	50(t)	45	46	48	20	5	35	25
O	50	50	50	50	50	0(h)	35	25(m)
P	50	50	50	50	50	0(n)	35	15(o)
Q	50	50	50	50	50	0(h)	35	15
R	(o)	(p)	(p)	(p)	(p)	0(h)	35	15
S	30(q)	25	26	28	0	(j)	35	15
T	30(q)	25	26	28	0	0	35	15
U	30(q)	25	26	28	0	0	35	15
V						0(r)	35	0(r)

Setbacks to be established during planned development, use permit, or site plan review procedure.

Setbacks to be established during planned development, use permit, or site plan review procedure.

See Zoning Ordinance text for footnotes.

USABLE OPEN SPACE (Section 4900, Page IV-39)

Letter designator refers to required open space for multiple family dwelling:

SCHEDULE D - Usable Open Space Schedule

USABLE OPEN SPACE PER DWELLING UNIT (Square Feet)

DESIGNATOR	PRIVATE	GROUP
A	0	0
B	0	150
C	0	500
D	0	800
E	100	0
F	100	150
G	100	500
H	100	800
I	350	0
J	350	150
K	350	500
L	350	800
M	600	0
N	600	150
O	600	500
P	600	800

SOME AREAS REQUIRE SPECIAL REGULATIONS

AGRICULTURAL PRESERVE



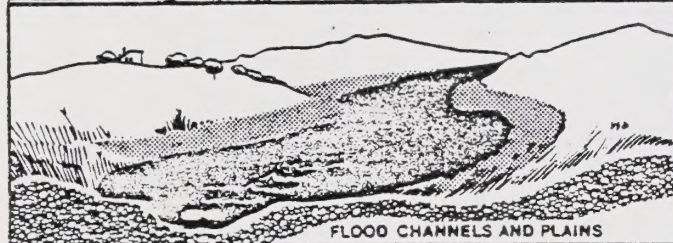
COASTAL AREAS



SCENIC AREAS



EARTHQUAKE FAULT ZONES



FLOOD CHANNELS AND PLAINS

SPECIAL AREA REGULATIONS

(Section 5000, Page V-1)

The Special Area Regulations are the fourth element that may be included in the zone designation. Some areas of San Diego County require special protection because of unusual environmental or developmental conditions. These areas are agricultural preserves, coastal areas, scenic areas, earthquake fault zones, flood channels, and flood plains. In Part Five special areas are described along with specific regulations for each. These regulations apply in addition to other zoning regulations on the land. Not every zone is subject to these Special Regulations.

These designators identify areas where special regulations apply. (More than one may be used.)

DESIGNATOR SPECIAL AREA

A	Agricultural Preserve
C	Coastal Development
S	Scenic
E	Fault Displacement
W	Flood Channel
F	Flood Plain
H	Historic District
J	Historic District: Julian
P	Planned Development
R	Sensitive Resource Area

ENCLOSURE REGULATIONS

The degree of enclosure required depends on the use type and the Use or Special Area Regulation. The Enclosure Matrix is shown below. Consult Section 6814 for exceptions.

ENCLOSURE MATRIX (Part of Section 6816)

USE OR SPECIAL AREA REGULATIONS	TYPE OF ENCLOSURE												
	Civic Use Types			Commercial Use Types			Industrial Use Types			Agricultural Use Types			
	Enclosed	Open	Drive In	Enclosed	Semi Enclosed	Open	Drive In	Enclosed	Semi Enclosed	Open	Enclosed	Semi Enclosed	Open
R-S	•	•	•								•	•	•
R-O	•	•	•								•	•	•
R-M	•	•	•								•	•	•
R-V	•	•	•								•	•	•
R-U	•	•	•								•	•	•
RMH	•	•	•								•	•	•
R-R	•	•	•	M	•	•	•	•	•	•	•	•	•
R-RO	•	•	•	M	•	•	•	•	•	•	•	•	•
R-C	•	•	•	•	•	•	•	•	•	•	•	•	•
C-30	•	•	•	•	•	•	M	•	•	•			
C-31	•	•	•	•	•	•	M	•	•	•			
C-32	•	•	•	•	•	•	M	•	•	•			
C-34	•	•	•	•	•	M	M	•	•	•	•	•	•
C-35	•	•	•	•	•	M	M	•	•	•	•	•	•
C-36	•	•	•	•	•	M	M	•	•	•	•	•	•
C-37	•	•	•	•	•	•	•	•	•	•	•	•	•
C-38	•	•	•	•	•	•	•	•	•	•	•	•	•
C-40	•	•	•	•	•	•	•	•	•	•	•	•	•
C-42	•	•	•	•	•	•	•	•	•	•	•	•	•
C-44	•	•	•	•	•	•	•	•	•	•	•	•	•
C-46	•	•	•	•	•	•	•	•	•	•	•	•	•
M-50	•	•	•	•	M	M	•	•	M	M	•	•	•
M-52	•	•	•	•	M	M	•	•	M	M	•	•	•
M-54	•	•	•	•	•	•	•	•	•	•	•	•	•
M-58	•	•	•	•	•	•	•	•	•	•	•	•	•
A-70	•	•	M	•	•	•	•	•	•	•	•	•	•
A-72	•	•	M	•	•	•	•	•	•	•	•	•	•
S-80	M	•	•	M	M	M	•	•	•	•	•	•	•
S-82	•	•	•	M	M	M	•	•	•	•	•	•	•
S-													
S-86	•	•	•	•	•	•	•	•	•	•	•	•	•
S-87	•	•	M	•	•	•	•	•	•	•	•	•	•
S-88	•	•	•	•	•	•	•	•	•	•	•	•	•
S-90	•	•	M	•	•	•	•	•	•	•	•	•	•
S-92	•	•	•	•	•	•	•	•	•	•	•	•	•
S-94	•	•	M	•	•	•	•	•	•	•	•	•	•
S-													
Special	•	M	M	•	M	M	M	•	M	M	M	M	•

LEGEND: • Permitted M Permitted by Minor Use Permit M Permitted by Major Use Permit
(Amended by Ord No. 5508 (N.S.) adopted 5-16-79, Effective 6-15-79)
(Amended by Ord No. 5809 (N.S.) adopted 6-18-80, Operative 9-1-80)



C123307002

OTHER LAND USE REGULATIONS

The Zoning Ordinance is not the only regulation relating to the use and development of land. Others include:

Regulation or Subject	Purpose	Contact Agency (County agency unless otherwise specified)
General Plan	Establish long range goals and policies for land use and public facilities	Department of Planning and Land Use (Planning)
Uniform Building Code, Fire Code, Plumbing Code, Mechanical Code, Electrical Code, Solar Energy Code & Historic Buildings Code	Establish minimum structural standards to protect life and property	Department of Planning
Subdivision Ordinance	Regulates division of property	Departments of Planning and Public Works
Grading Ordinance	Regulates cutting, filling & movement of earth	Departments of Planning and Public Works
Watercourse Ordinance	Regulates filling, blocking or altering of certain water courses	Departments of Planning and Public Works
Centerline Ordinance	Establishes official centerlines and setbacks for certain highways	Department of Public Works
Various health-related ordinances and State laws	Establish minimum standards for wells, septic tanks, sewage systems, and other health-related matters	Department of Public Health

Housing Code (State)	Minimum housing standards	Department of Public Health
Air Pollution: Health & Safety Code, Title 26 (State); Clean air Act (Federal)	Regulate emission of pollutants into atmosphere	Department of Air Pollution Control
Mobilehome Parks Act (State)	Establishes standards for mobilehomes and mobile-home, travel trailer, and recreational vehicle parks and campgrounds	Department of Planning
California Coastal Act of 1976	Protect coastal environment	Coast Regional Commission (State)
Porter-Cologne Water Quality Control Act (State)	Protect water quality; set standards for sewage treatment and discharge	California Regional Water Quality Control Board (State)
Surface Mining and Reclamation Act (State)	Regulates surface mining (including borrow pits) and establishes standards for reclamation of mined land	Departments of Planning and Public Works
Z'berg-Nejedly Forest Practices Act of 1973 (State)	Establishes land use, timber harvesting, and tax regulations for commercial timber lands and timber preserves	Department of Forestry (State)
Williamson Act (State)	Establishes land use and assessment regulations for agricultural preserves	Department of Planning
Open Space Easement Act (State)	Establishes land use and assessment regulations for certain open space easements. (Open space easements may also be obtained pursuant to other laws)	Department of Planning
Alquist-Priolo Special Studies Zones Act (State)	Provides for identification of earthquake faults and regulation of nearby uses and development	Department of Planning

NOTES:

Date: _____

SITE: (Address or Assessor's Parcel Number)

USE REGULATIONS		
NEIGHBORHOOD REGULATIONS		
DEVELOPMENT REGULATIONS	Density	
	Lot Size	
	Building Type	
	Maximum Floor Area	
	Floor Area Ratio	
	Height	
	Lot Coverage	
	Setback	
	Open Space	
SPECIAL AREA REGULATIONS		

Information Provided by: _____

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